

**PART 9
COUNTRYSIDE ZONES**

9.1 LIST OF APPLICABLE ZONES

Agricultural	A
Rural	RU
Marsh Agricultural	AM
Natural Heritage System One	NHS1
Natural Heritage System Two	NHS2

9.2 GENERAL PROHIBITION

No *person* shall, within any Countryside *Zone*, use or permit the *use* of any land, or *erect, alter, enlarge, use or maintain any building or structure* for any *use* other than as permitted in Table 9.1 and in accordance with the standards contained in Table 9.2, the General Provisions contained in Part 4 and the Parking and Loading Provisions contained in Part 5 of this By-law.

9.3 PERMITTED USES

Uses permitted in the Countryside *Zones* are denoted by the symbol ‘X’ in the column applicable to that *Zone* and corresponding with the row for a specific permitted *use* in Table 9.1, below. Any number(s) following the symbol ‘X’, *zone* heading, or identified permitted *use*, indicates that one or more conditions apply to the *use* noted or, in some cases, to the entire *Zone*. Conditions are listed below in the Permitted *Uses* Table 9.1:

TABLE 9.1: PERMITTED USES

USE	A	RU	AM	NHS1	NHS2
<i>Agricultural Cannabis Cultivation Facility</i>	X	X			
<i>Agricultural Cannabis Micro-Cultivation Facility</i>	X	X			
<i>Agricultural Use</i>	X	X	X	X (1)	X
<i>Animal Clinic - Large Animal</i>		X			
<i>Animal Clinic - Small Animal</i>		X			
<i>Bed and Breakfast Establishment</i>	X	X			
<i>Cemeteries</i>	X (2)	X	X (2)		X (2)
<i>Conservation Use</i>	X	X	X	X (3)	X
<i>Custom Workshop (4)</i>	X	X	X		X
<i>Dwelling, Accessory (7)</i>	X	X			
<i>Dwelling, Detached (5)</i>	X	X	X (6)		X (6)
<i>Equestrian Centre</i>	X	X			

Farm Employee Accommodation, Accessory (8)	X	X	X		
Farm Related Tourism Establishment	X	X	X		X
Greenhouse (9)	X	X	X		
Greenhouse, Commercial		X			
Group Home Type 1	X	X			
Home Industry (2)	X	X	X		
Home Occupation (4)	X	X	X		X
Kennel (2)	X	X			X
Places of Worship	X (2)	X			X (2)
Private Home Daycare	X	X			

Special Provisions for Table 9.1

1. Only *agricultural uses* and *buildings* that legally existed on the effective date of the By-law are permitted.
2. Only *uses* and related *floor area* that legally existed on the effective date of this By-law are permitted.
3. No *buildings* or *structures* are permitted, unless for flood or erosion control.
4. Subject to Section 4.12 of this By-law.
5. Subject to Section 9.5 of this By-law.
6. Only permitted on *lots* that existed on February 28, 2005 (the effective date of the Greenbelt Plan).
7. Subject to Section 4.3 of this By-law
8. Subject to Section 4.4 of this By-law.
9. Subject to Section 9.6 of this By-law.

9.4 ZONE STANDARDS

No *person* shall within any Countryside *Zone* use or permit the *use* of any *lot* or *erect, alter* or use any *building* or *structure* except in accordance with the *zone* standards in Table 9.2, below. Any number(s) following the *zone* standard, *zone* heading or description of the standard indicates an additional *Zone* requirement. These additional standards are listed at the end of Table 9.2:

TABLE 9.2: STANDARDS IN THE COUNTRYSIDE ZONES

ZONE	MINIMUM LOT FRONTAGE	MINIMUM LOT AREA	MINIMUM REQUIRED FRONT YARD	MINIMUM REQUIRED REAR YARD	MINIMUM REQUIRED INTERIOR SIDE YARD	MINIMUM REQUIRED EXTERIOR SIDE YARD	MAXIMUM HEIGHT	MAXIMUM LOT COVERAGE
A	30.0 m	40.0 ha	15.0 m	15.0 m	15.0 m	15.0 m	11.0 m	10%
RU	30.0 m	4.0 ha	15.0 m	15.0 m	15.0 m	15.0 m	11.0 m	10%
AM	30.0 m	2.0 ha	7.5 m	3.0 m	3.0 m	3.0 m	11.0 m	30%
NHS1	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
NHS2	30.0 m	16.0 ha	7.5 m	3.0 m	3.0 m	3.0 m	11.0 m	30%

9.5 ZONE STANDARDS FOR DETACHED DWELLINGS

9.5.1 Agricultural (A)

Notwithstanding Table 9.2 above, no *person* shall within an Agricultural (A) *Zone erect, alter* or use a *detached dwelling* on a *lot* except in accordance with the following *zone standards*:

- | | | |
|----|--|--|
| a) | Minimum <i>lot frontage</i> | 30.0 m; |
| b) | Minimum <i>lot depth</i> | 45.0 m; |
| c) | Minimum <i>lot area</i> | 1,800 sq.m; |
| d) | Minimum required <i>front yard</i> | 15.0 m; |
| e) | Minimum required <i>rear yard</i> | 7.5 m; |
| f) | Minimum required <i>interior side yard</i> | 3.6 m; |
| g) | Minimum required <i>exterior side yard</i> | 15.0 m; |
| h) | Maximum <i>height</i> | 11.0 m; |
| i) | Maximum <i>lot coverage</i> | 15% (for lots with a <i>lot area</i> less than 4.0ha). |

Notwithstanding Section 4.20.1 and 4.21, Table 9.2 and Section 9.5.1 above, a *detached dwelling* shall not be permitted on a *lot* having between 4.04 hectares and 10.1 hectares in *lot area*.

9.5.2 Rural (RU)

Notwithstanding Table 9.2 above, no *person* shall within a Rural (RU) *Zone erect, alter* or use a *detached dwelling* on a *lot* except in accordance with the following *zone standards*:

- | | | |
|----|--|-------------|
| a) | Minimum <i>lot frontage</i> | 30.0 m; |
| b) | Minimum <i>lot depth</i> | 45.0 m; |
| c) | Minimum <i>lot area</i> | 1,800 sq.m; |
| d) | Minimum required <i>front yard</i> | 15.0 m; |
| e) | Minimum required <i>rear yard</i> | 7.5 m; |
| f) | Minimum required <i>interior side yard</i> | 3.6 m; |
| g) | Minimum required <i>exterior side yard</i> | 15.0 m; |
| h) | Maximum <i>height</i> | 11.0 m; |
| i) | Maximum <i>lot coverage</i> | 15%. |

9.5.3 Marsh Agricultural (AM), Natural Heritage System Two (NHS2)

Notwithstanding Table 9.2 above, no *person* shall within a Marsh Agricultural (AM) or Natural Heritage System Two (NHS2) *Zone erect, alter* or use a *detached dwelling* on a *lot* except in accordance with the following *zone standards*:

a)	Minimum lot frontage	30.0m;
b)	Minimum <i>lot area</i>	1,800 sq.m;
c)	Maximum <i>lot area</i>	4.0 ha
d)	Minimum required <i>front yard</i>	7.5 m;
e)	Minimum required <i>rear yard</i>	7.5 m;
f)	Minimum required <i>interior side yard</i>	3.6 m;
g)	Minimum required <i>exterior side yard</i>	3.6 m;
h)	Maximum <i>height</i>	11.0 m;
i)	Maximum <i>lot coverage</i>	20%.

9.6 ZONE STANDARDS FOR GREENHOUSES

Notwithstanding Table 9.2, the maximum *lot coverage* for *greenhouses* on a *lot* in the Agricultural (A), Marsh Agricultural (AM), and Rural (RU) *Zone* shall be 50%.

9.7 ZONE STANDARDS FOR EQUESTRIAN CENTRES

Notwithstanding Table 9.2, the minimum *lot area* for an *Equestrian Centre* shall be 8.09 hectares.